



CITYWIDE PLAN

Visioning Forum | November 18, 2017

tomorrow.norwalkct.org

Norwalk Today

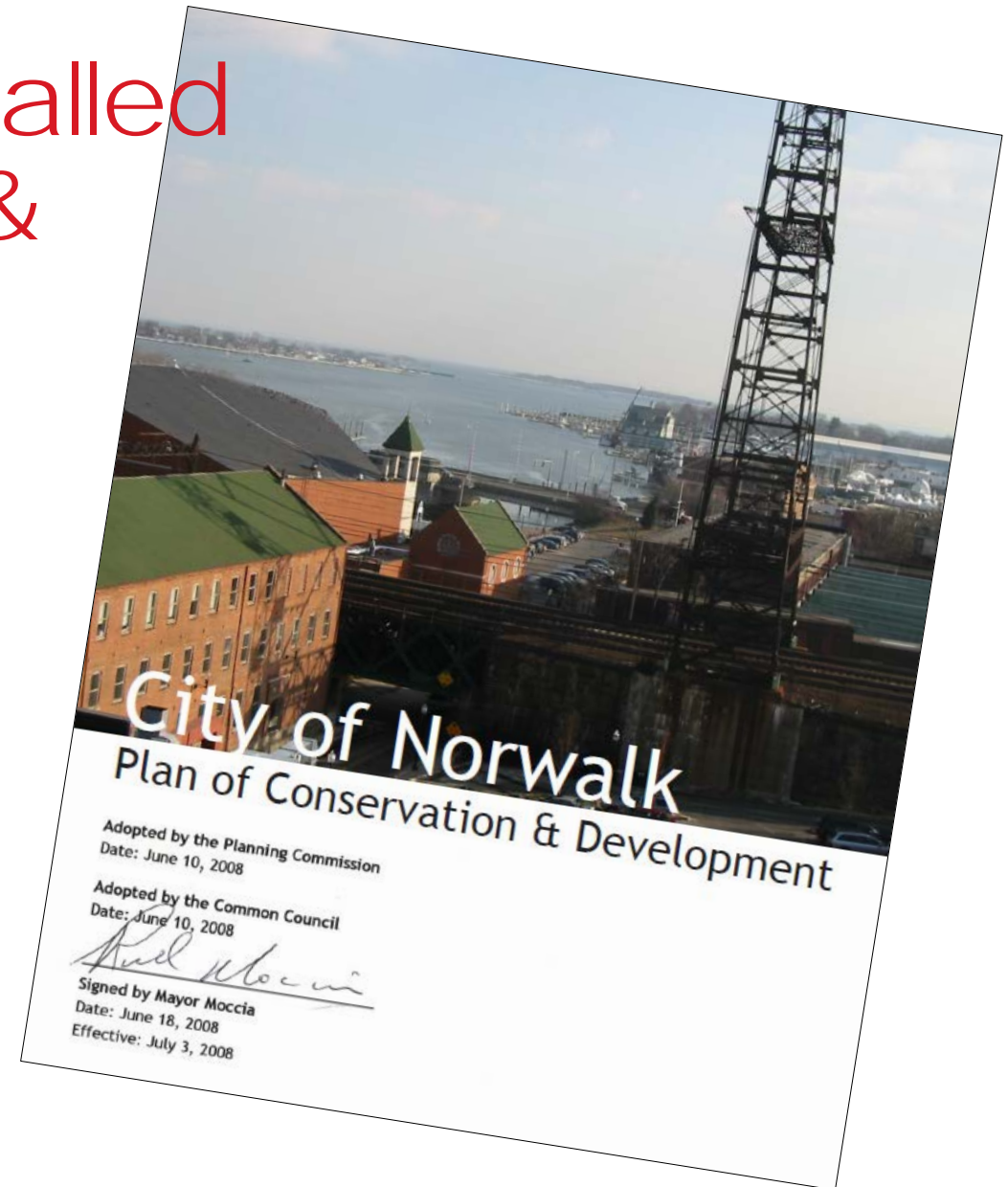


November 18, 2017



The Citywide Plan is also called the Plan of Conservation & Development.

- The **only** plan that covers **the entire city**
- State-required update every ten years for eligibility for discretionary state funding
- Under the jurisdiction of the Planning Commission
- The last plan was adopted in 2008.



State-required consideration of...

- *Physical, social, economic and governmental* conditions, needs, and trends
- *Affordable housing and economic diversity*
- *Drinking water* supply protections
- *Energy efficient* development patterns
- *Renewable energy*
- *Sea level rise* scenarios
- *Land use and density*
- *State and regional Plans of Conservation & Development*
- Consistency with the *municipal coastal program* to restore, protect, and reduce pollution in Long Island Sound

CGS Ch. 126, sec. 8-23

When will the Citywide Plan be finished?

Winter-Spring 2018

- Workshops:
 - Community/neighborhoods and organizations
 - Topics/themes
- Open Houses

Summer-Fall 2018

- Public review
- Public hearings

CITYWIDE PLAN/POCD SCHEDULE



Planning website: tomorrow.norwalkct.org



The Citywide Plan will be based on a community vision.

IMAGINE

- 20 Year Vision – what's our shared vision for the entire city?

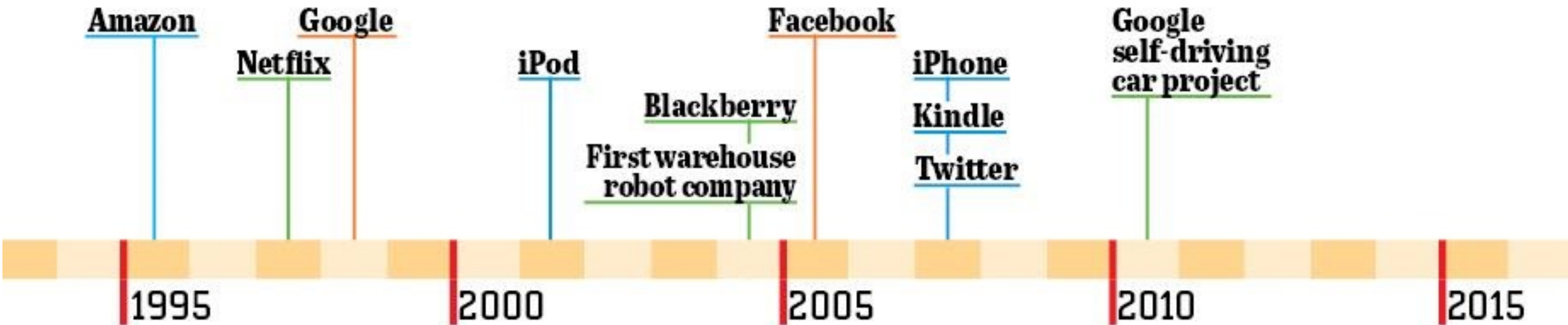
PLAN

- Goals to make the vision real
- Strategies to achieve the goals

ACT

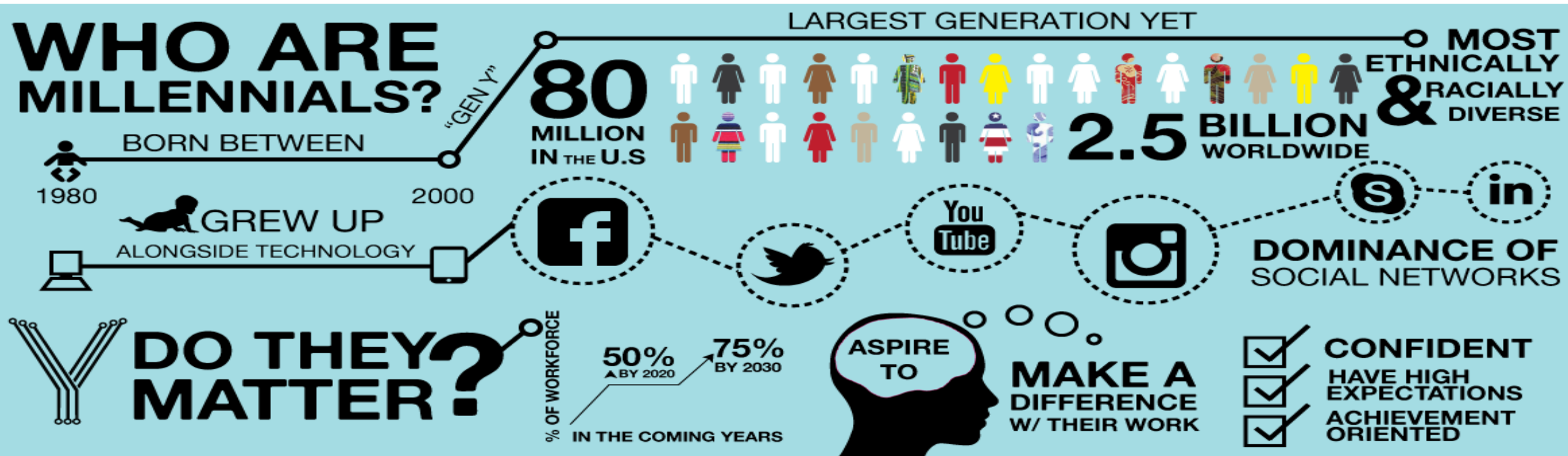
- Ten year set of actions implement the strategies

The Big Picture: the pace of 21st-century change...



The Big Picture: millennials in charge...

- 75% of the workforce by 2025
- Looking for choices in living, working, mobility, entertainment



WHO WE ARE

Growing

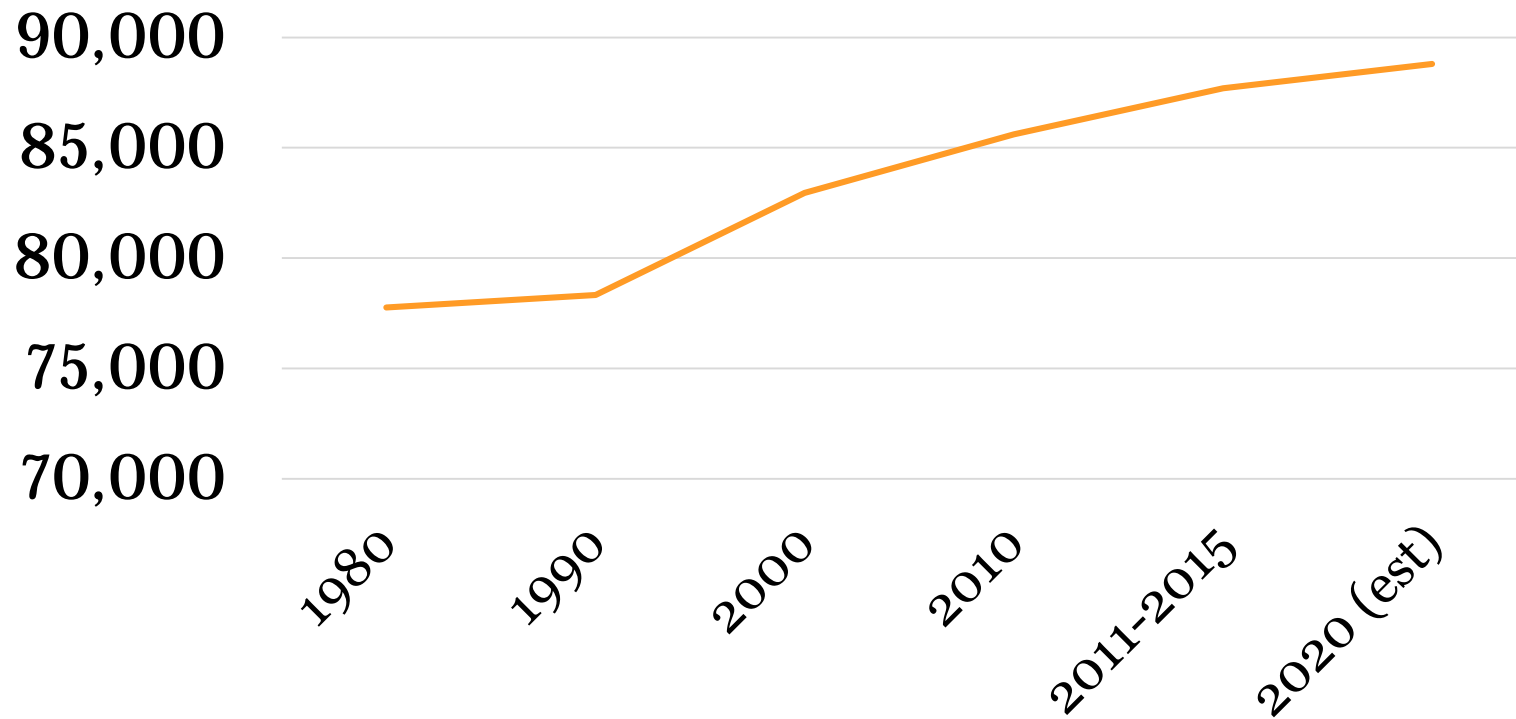
Aging...but in transition

Diverse

Norwalk's population is growing.

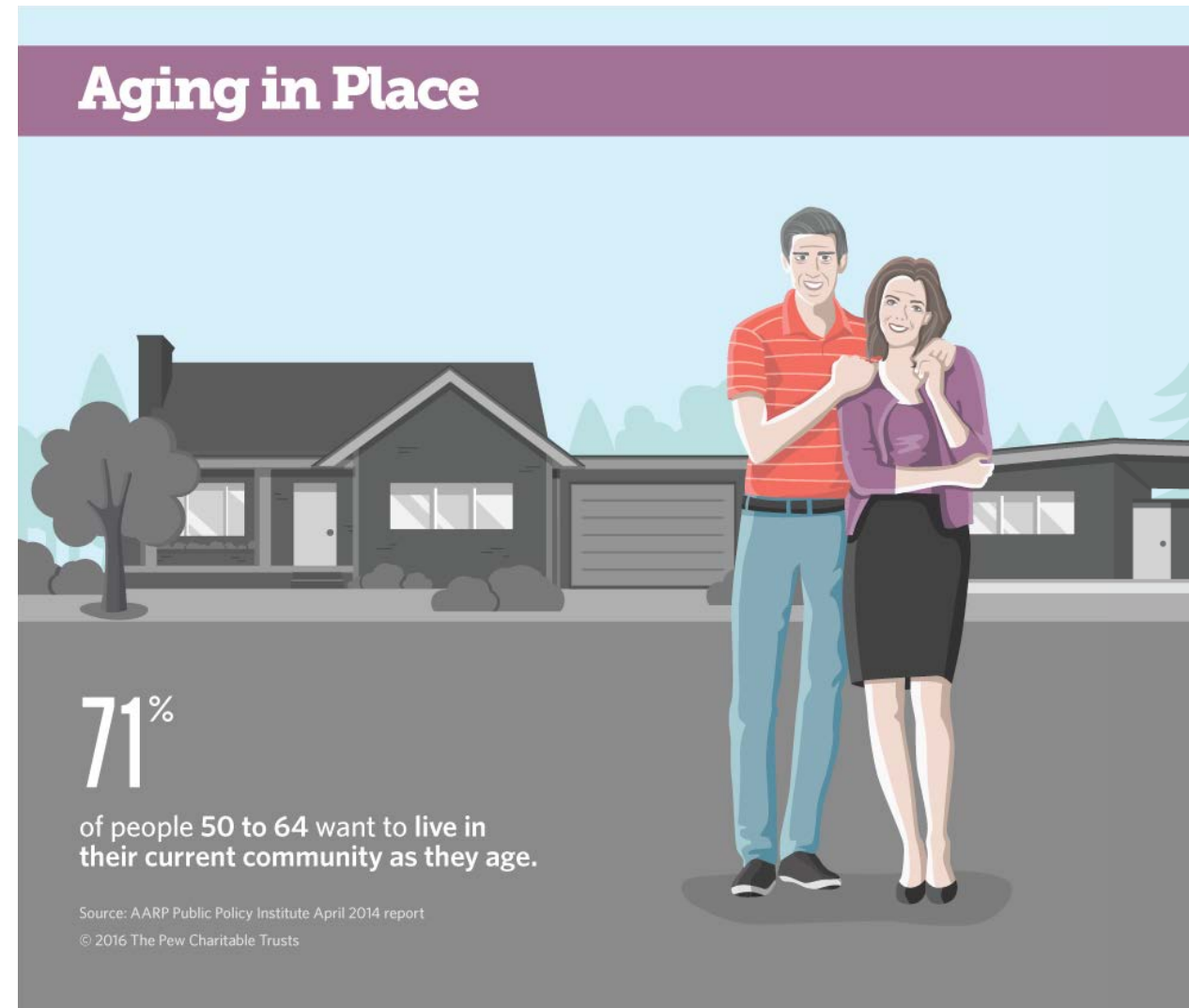
- Estimated 88,438 people in 34,137 households
- Estimated average household size = 2.55
- 6th largest city in CT - growing faster than the state

Norwalk Population Trend



Norwalk is aging...and making room for millennials.

- Median age
 - 2000: 37
 - 2016: 40
- Same as the county and the state
- Aging Baby Boomers
- Transition to millennials



Most Norwalk households have 1-2 people.

Households by Type (2011-2016)		
Total Households	34,137	100%
Total <i>family</i> households (related by blood, marriage, or adoption)	21,596	63%
--Married-couple family with own children	6,531	19%
Total <i>non-family</i> households	12,541	37%
Single person households	10,482	31%

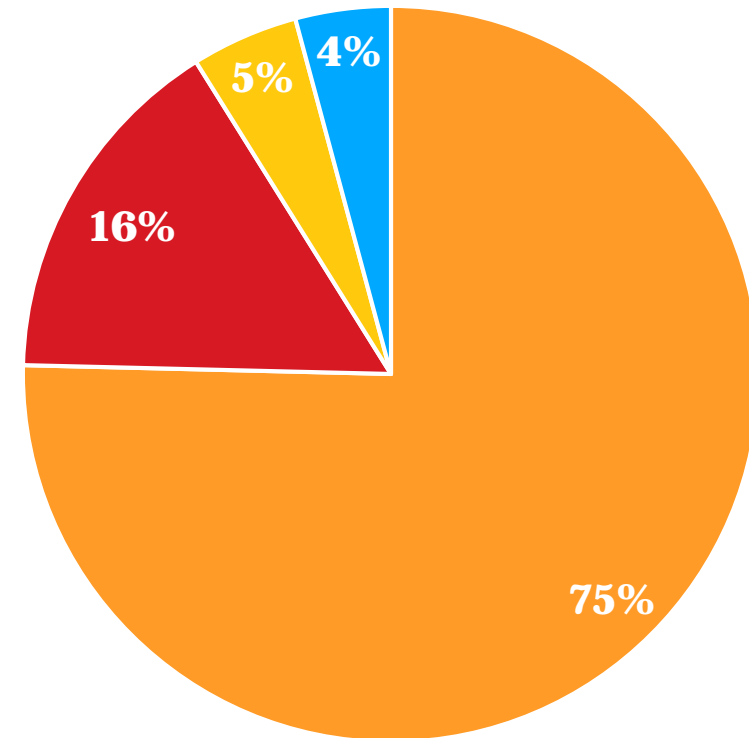
- 63% have 1-2 people
- 25% include persons 65+
- 29% include persons under 18

We are racially and ethnically diverse.



29% Hispanic/Latino
(any race)

Population by Race



White Black Asian Some other race

Immigrants account for most of the net gain in Fairfield County population in recent years.

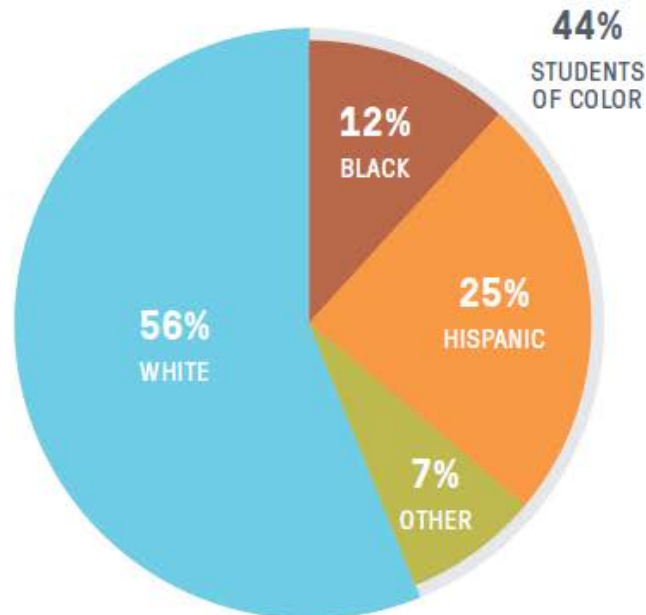
In Norwalk

- 25% foreign born: about half are US citizens
- 85% are of prime working age (18-64)
- One-third have a BA or higher degree
- 35% (ages 5+) speak a language other than English at home
 - 21% of Norwalk residents are native speakers of Spanish
 - After Spanish, most common foreign languages are Creole, Italian, and Greek

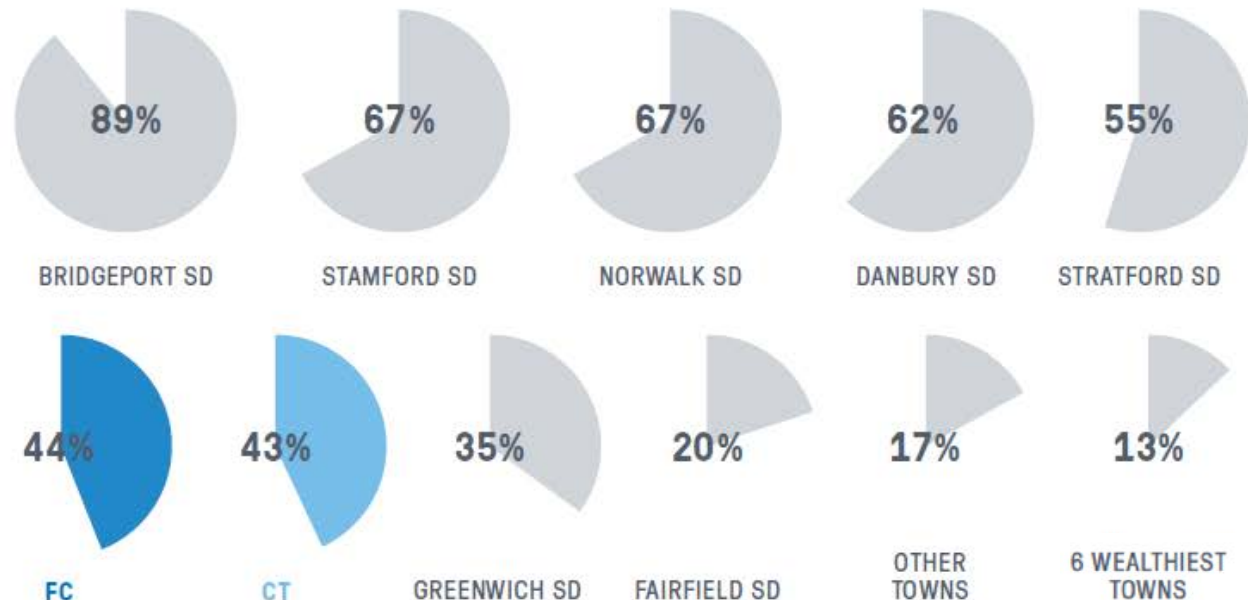
Norwalk school district

- 84% four-year graduation rate; 75% enroll in college
- 2% special education
- 14% English Language Learners
- 44% eligible for free and reduced-price lunch

FAIRFIELD COUNTY PUBLIC
SCHOOL STUDENTS, K-12



STUDENTS OF COLOR,
BY DISTRICT

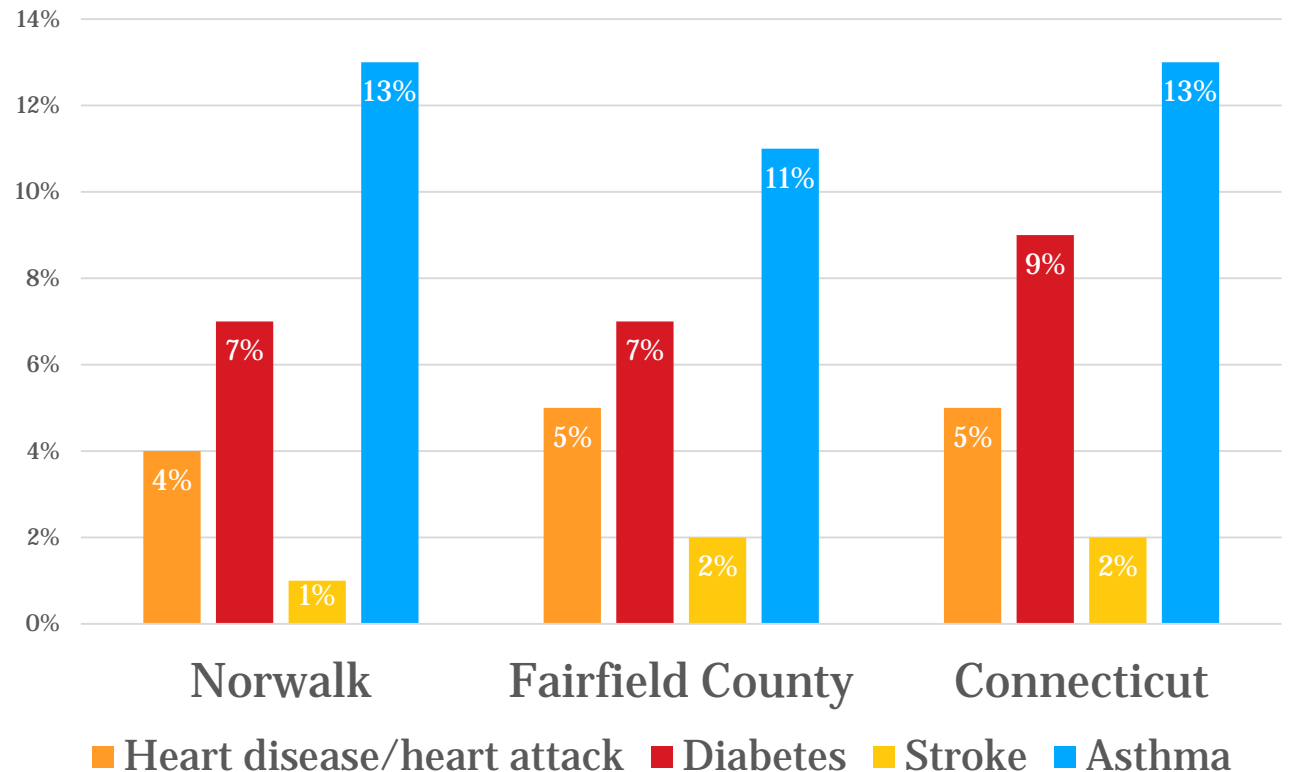


We are a little healthier than the state as a whole.

Health programs

- Healthy for Life
- NorWalker
- Fit Kids
- Growing Gardens, Growing Health
- Comenzando Bien (prenatal classes)

Prevalence of Chronic Disease



HOW WE LIVE

Housing types

Owning and renting

Housing values

Housing growth

Affordable housing

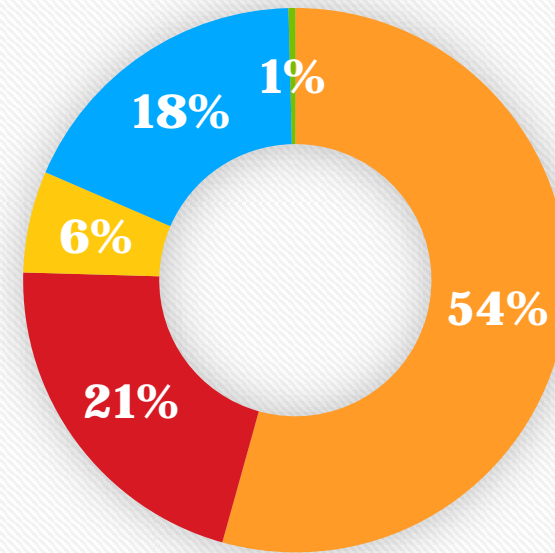
Over half of housing units are single family houses

Total 35,800 housing units

62% of all units are owner occupied

38% of all units are renter-occupied

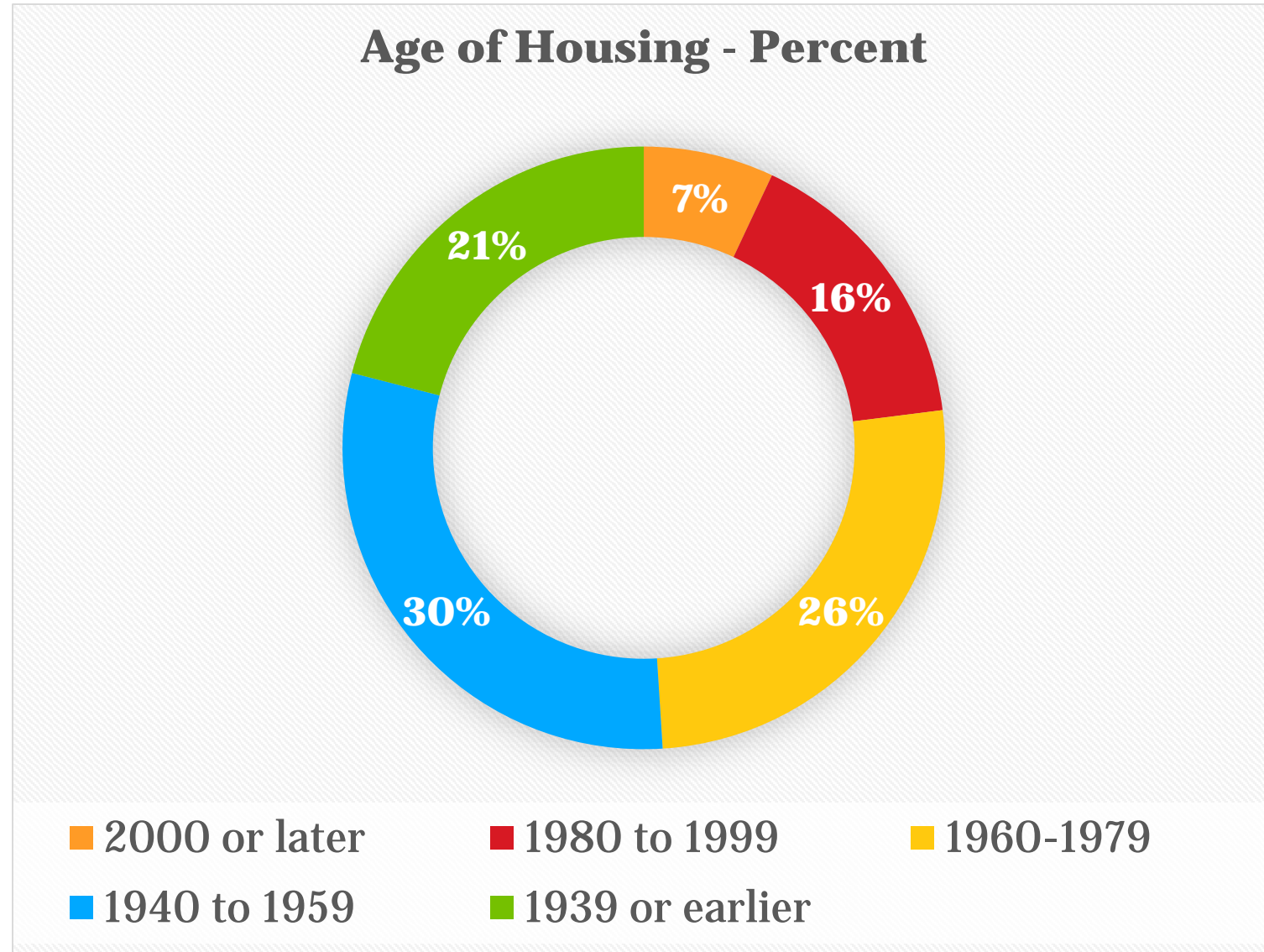
Housing Unit Types - Percent



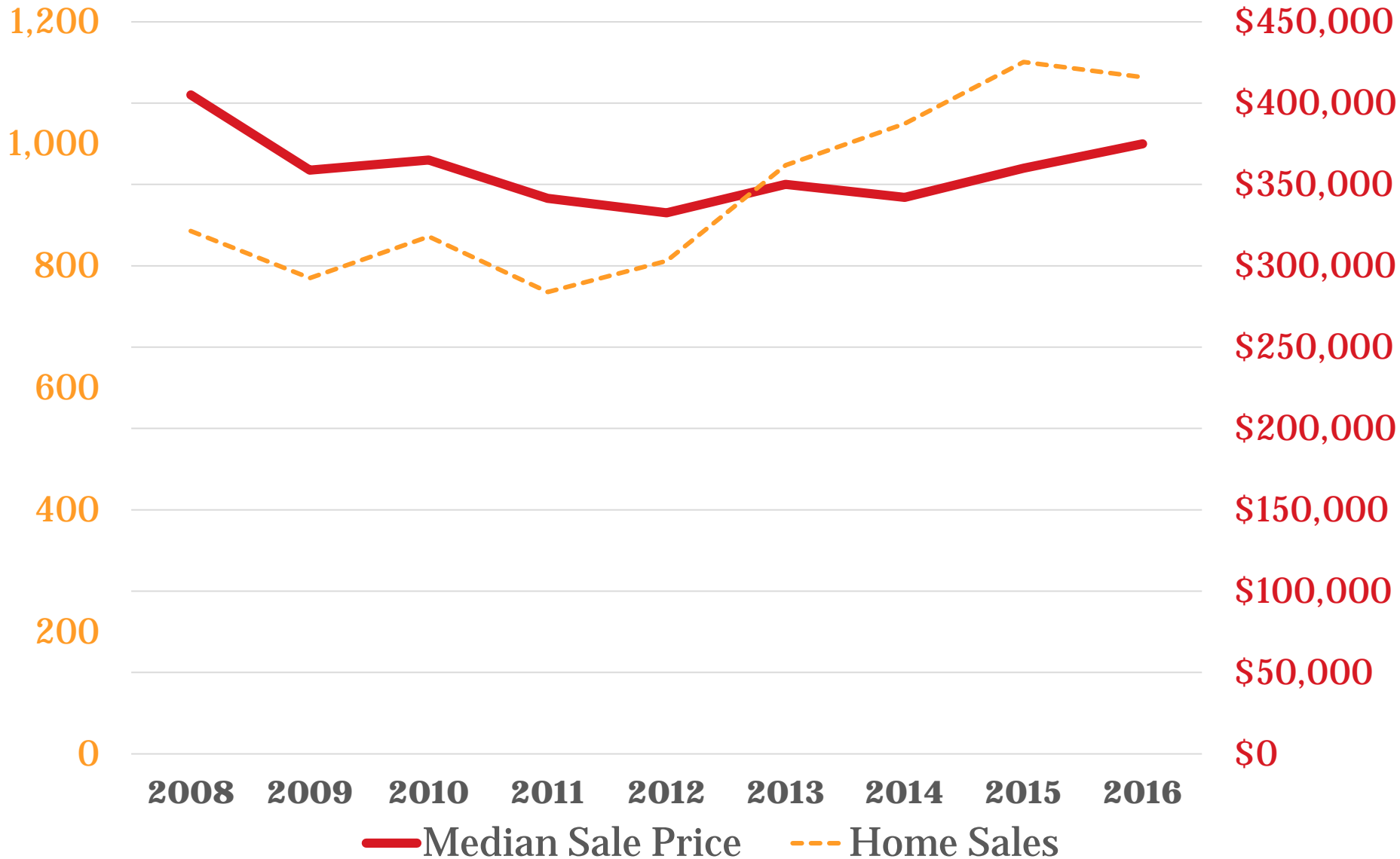
- single family
- 2-4 units
- 5-9 units
- 10 or more
- mobile home/other

Half of all housing was built before 1960.

Median year structure
built: 1960



Housing sales and prices are rebounding(2008-2016)



Norwalk is more affordable than adjacent towns.

Median housing value ~ \$410,000



New housing permits rise post-recession



Affordable housing in Norwalk

- 22% of households pay more than 50% of income in housing costs
- 12% of all housing units are below-market-rate (4,363 units)
- 18 public housing developments with 798 units for families and the elderly
- Workforce Housing ordinance: inclusionary zoning (10%)



Washington Village Transformation Plan: replacing 136 public housing units and adding 137 workforce and market rate units with federal funding

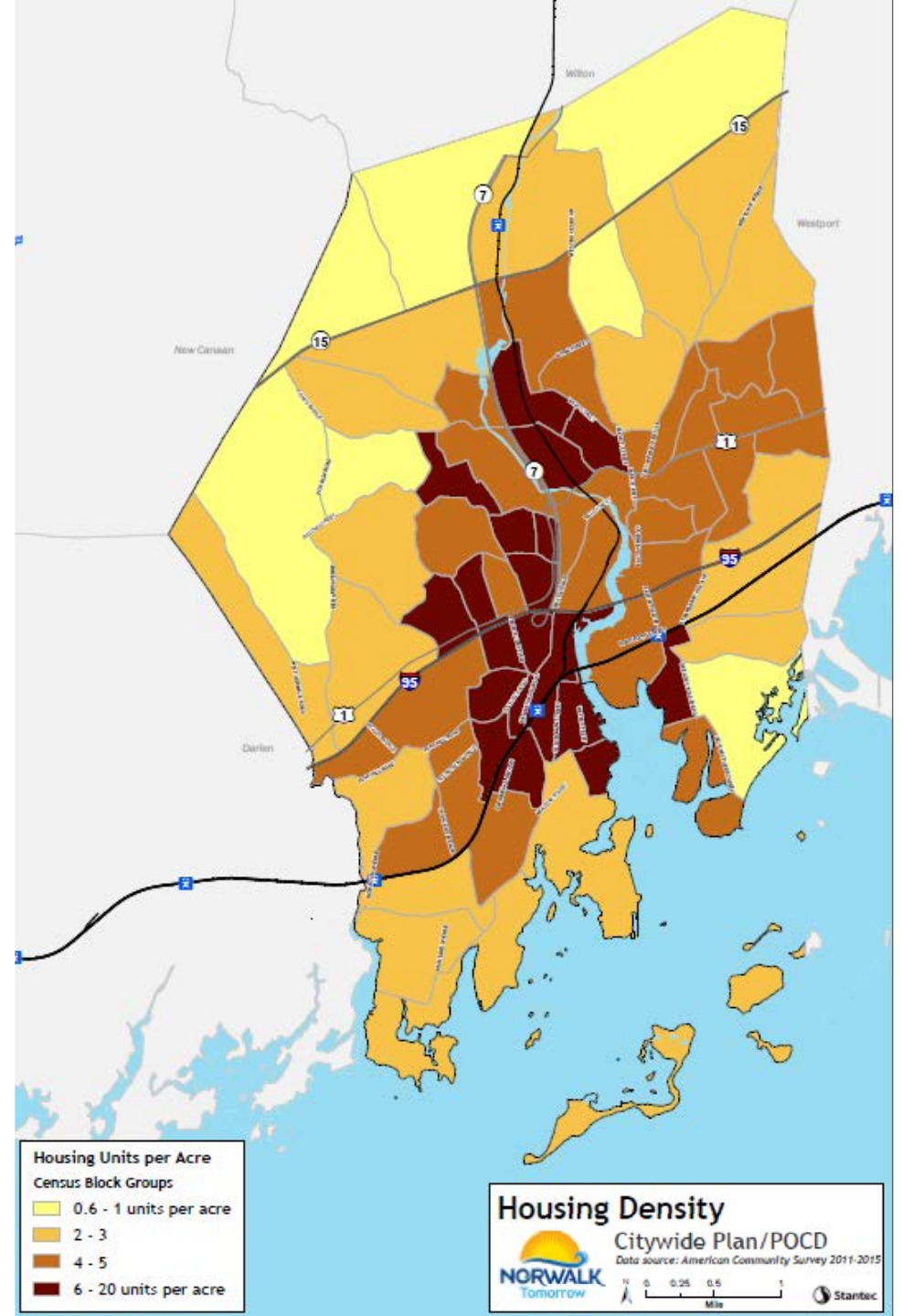
Development patterns and density follow history and infrastructure



Interconnected street grid and smaller lots closer to the center in sewered areas



Curved streets, cul-de-sacs, and larger lots at the city edges depending on septic systems



Norwalk has limited protections for its historic sites and no historic preservation plan.

23 sites on the National Register of Historic Places

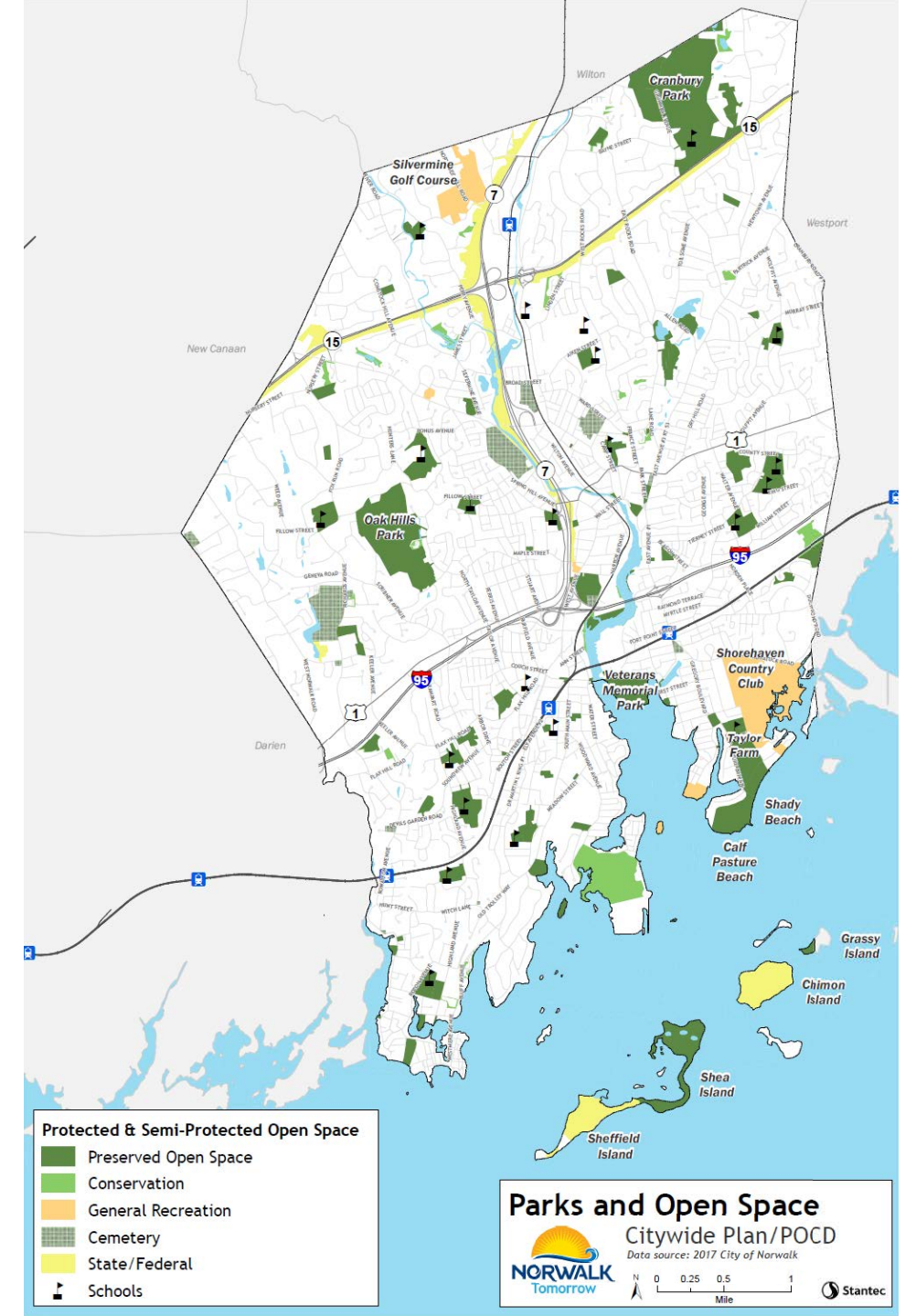
11 City-owned and managed historic properties

No local historic districts

Demolition delay ordinance for buildings at least 50 years old



A variety of parks and open spaces but no open space system plan



HOW WE PROSPER

Incomes

Job types in Norwalk

Residents' job types

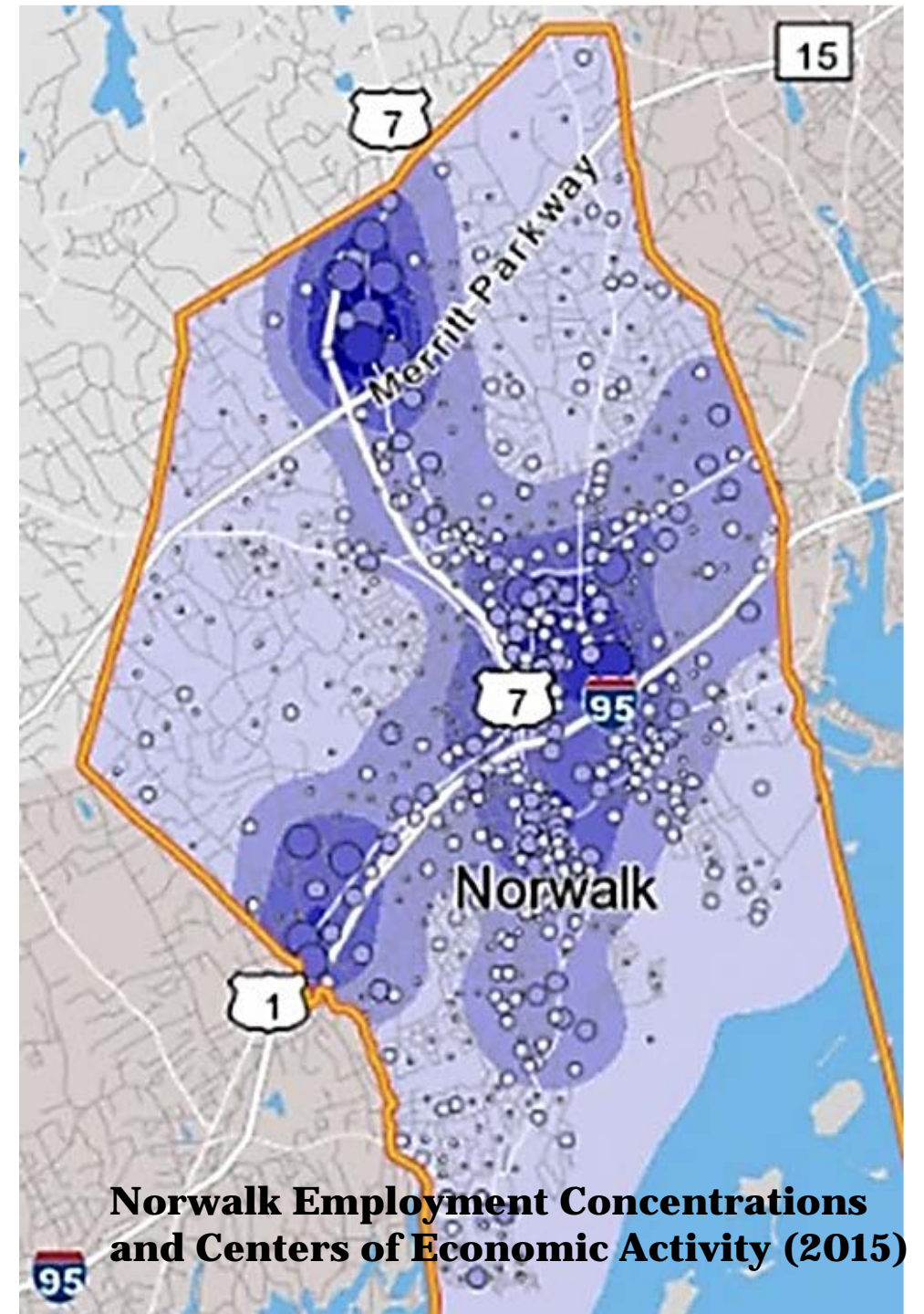
Poverty

Diversified economy and employment center

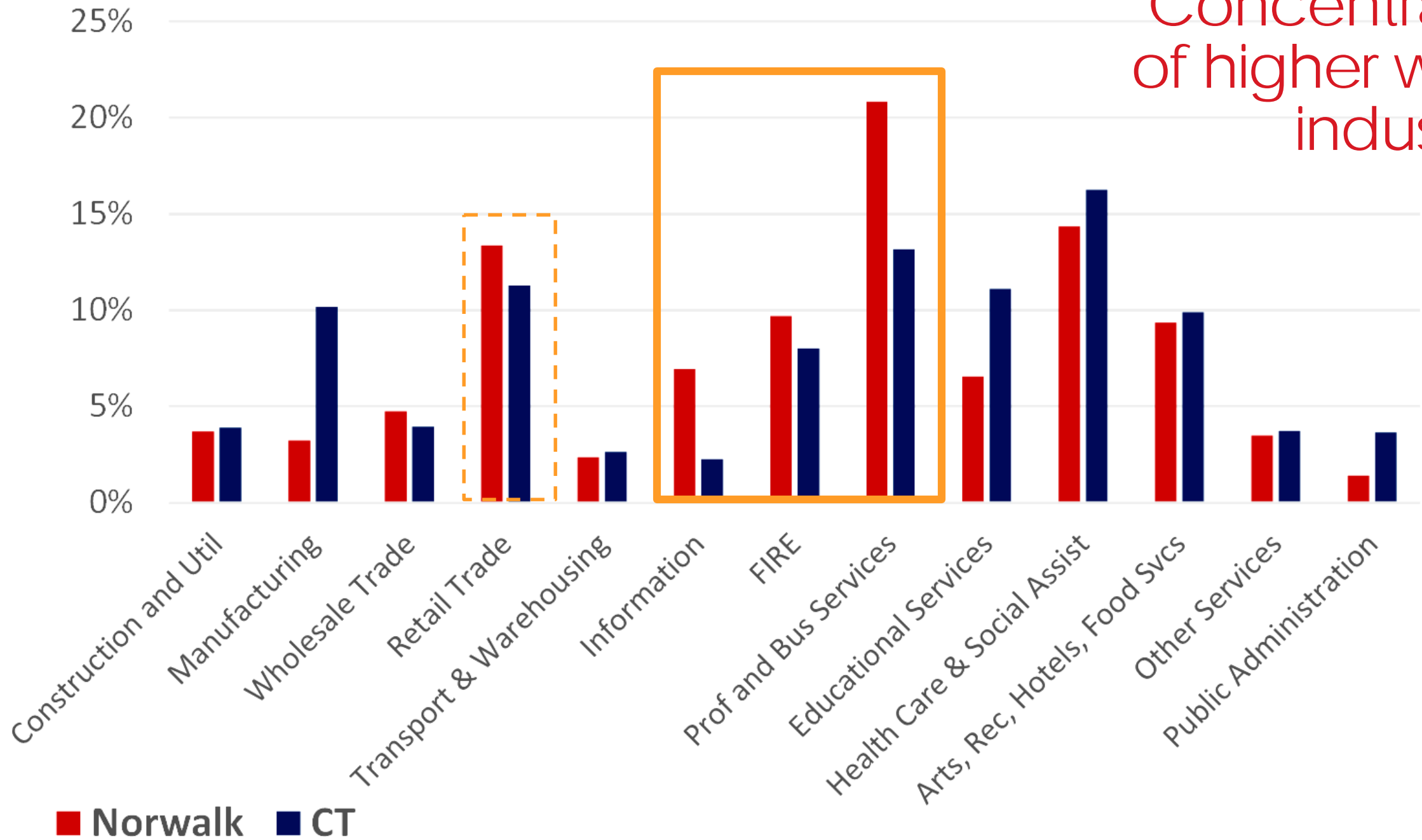
Approximately 45,000 jobs

No one employer accounts for more than 3.1% of jobs

Low unemployment rate
(3.8% in August 2017)



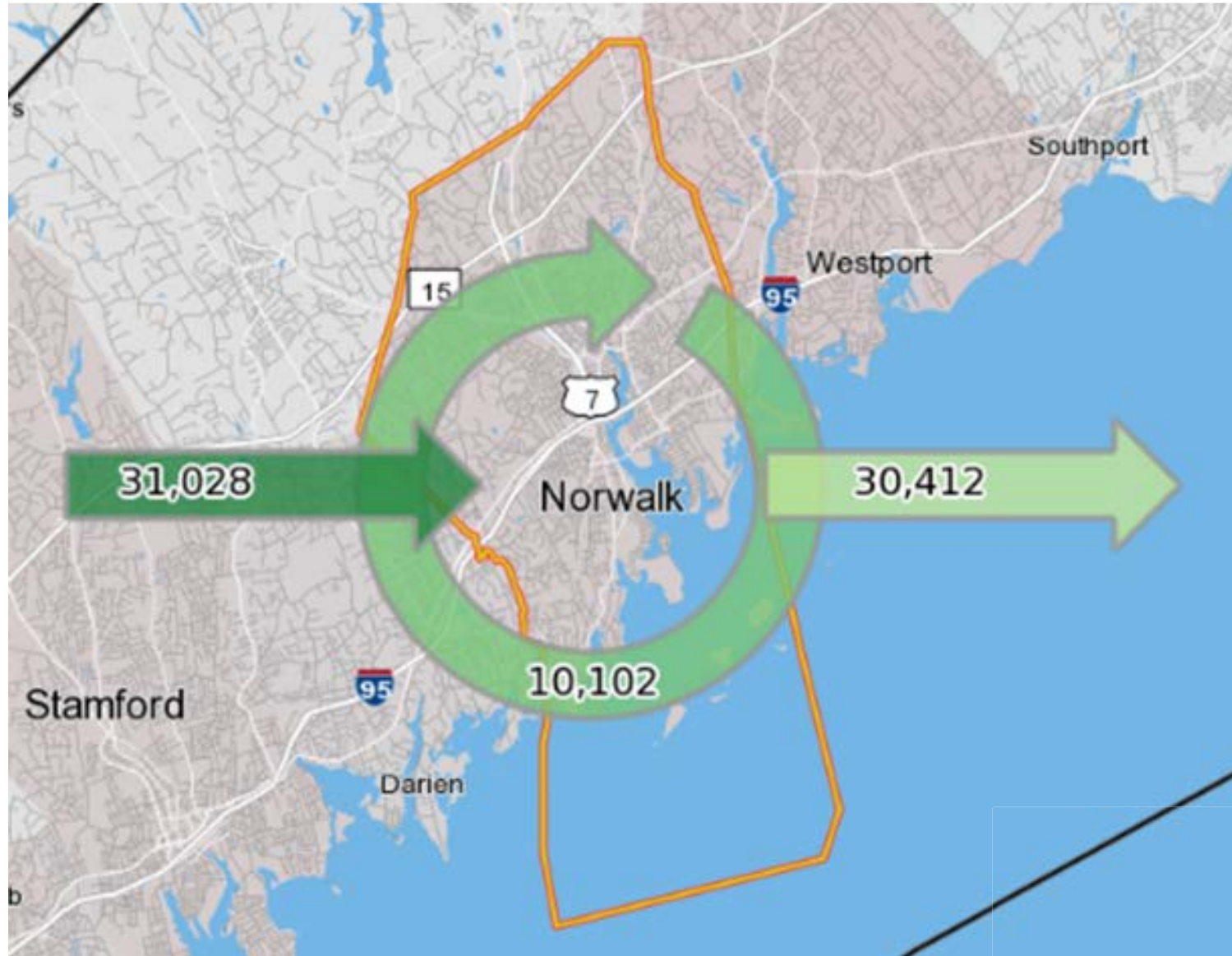
Concentration
of higher wage
industries.



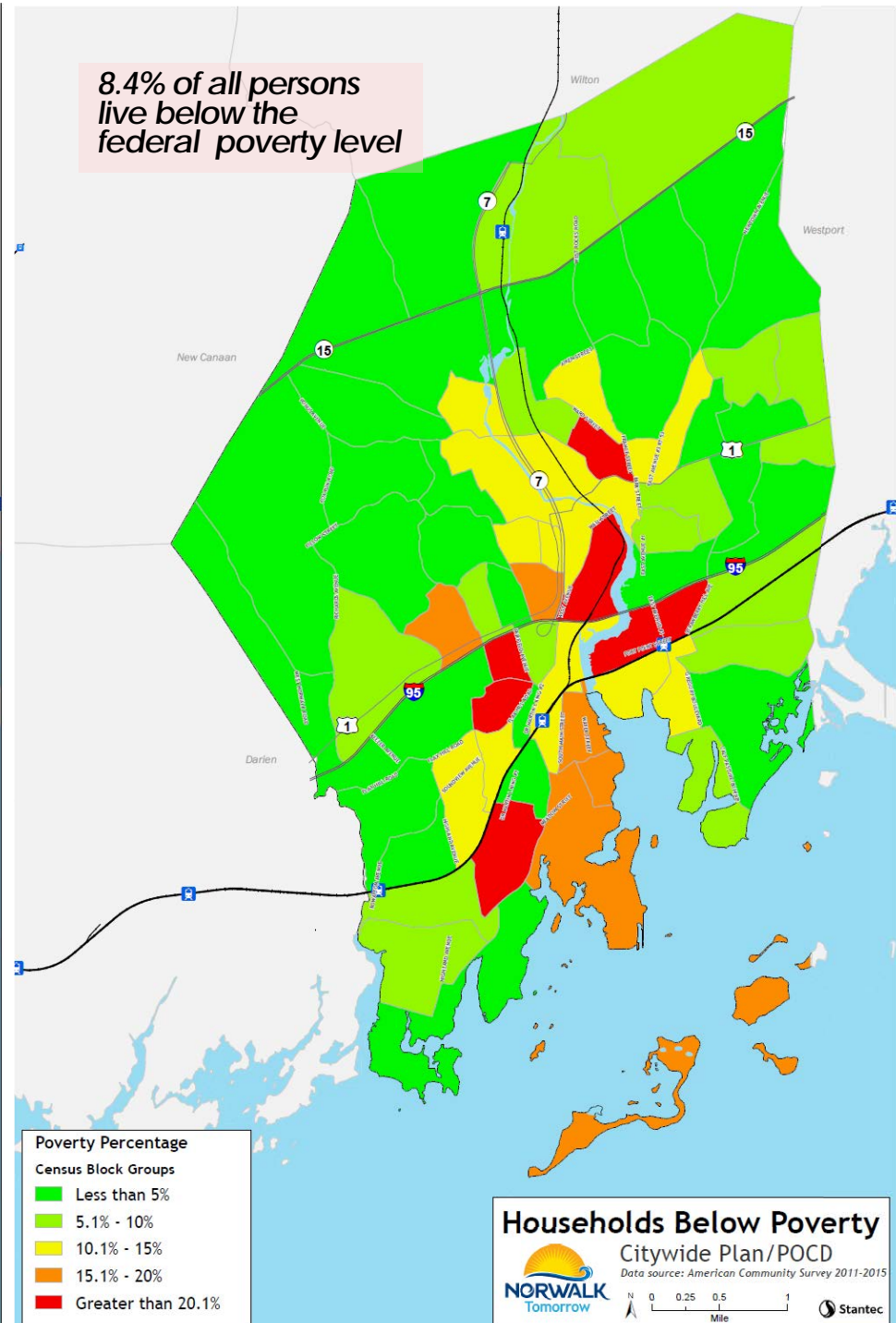
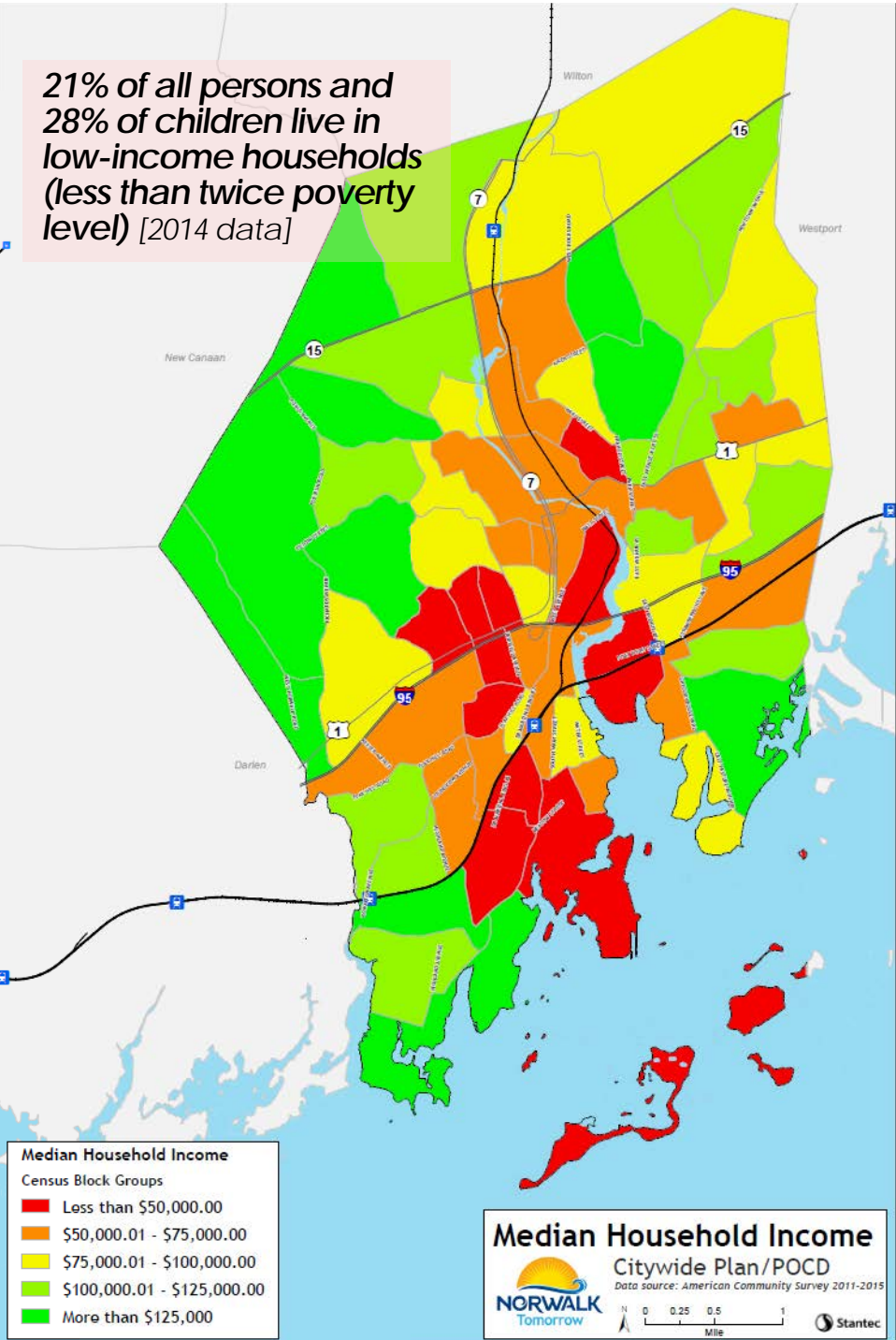
Top ten employers in diverse industries (2016).

Employer	Type of Business	Employees
City of Norwalk	Municipality	1,830
Norwalk Hospital	Health Services	1,534
Cablevision of CT	Cable installation	1,200
General Electric	Diversified manufacturing	1,000
Stew Leonard's	Retail dairy/grocery	900
MBI	Direct Mail Marketing	800
Diageo	Beverage Manufacturing	700
Datto Inc.	Data Protection Services	650
Pepperidge Farm	Baked Goods	450

75% of Norwalk workers commute out of the city to work—Stamford, NYC, other CT



Income and poverty



GETTING AROUND THE CITY

Mobility

Multiple modes

Walking and Biking

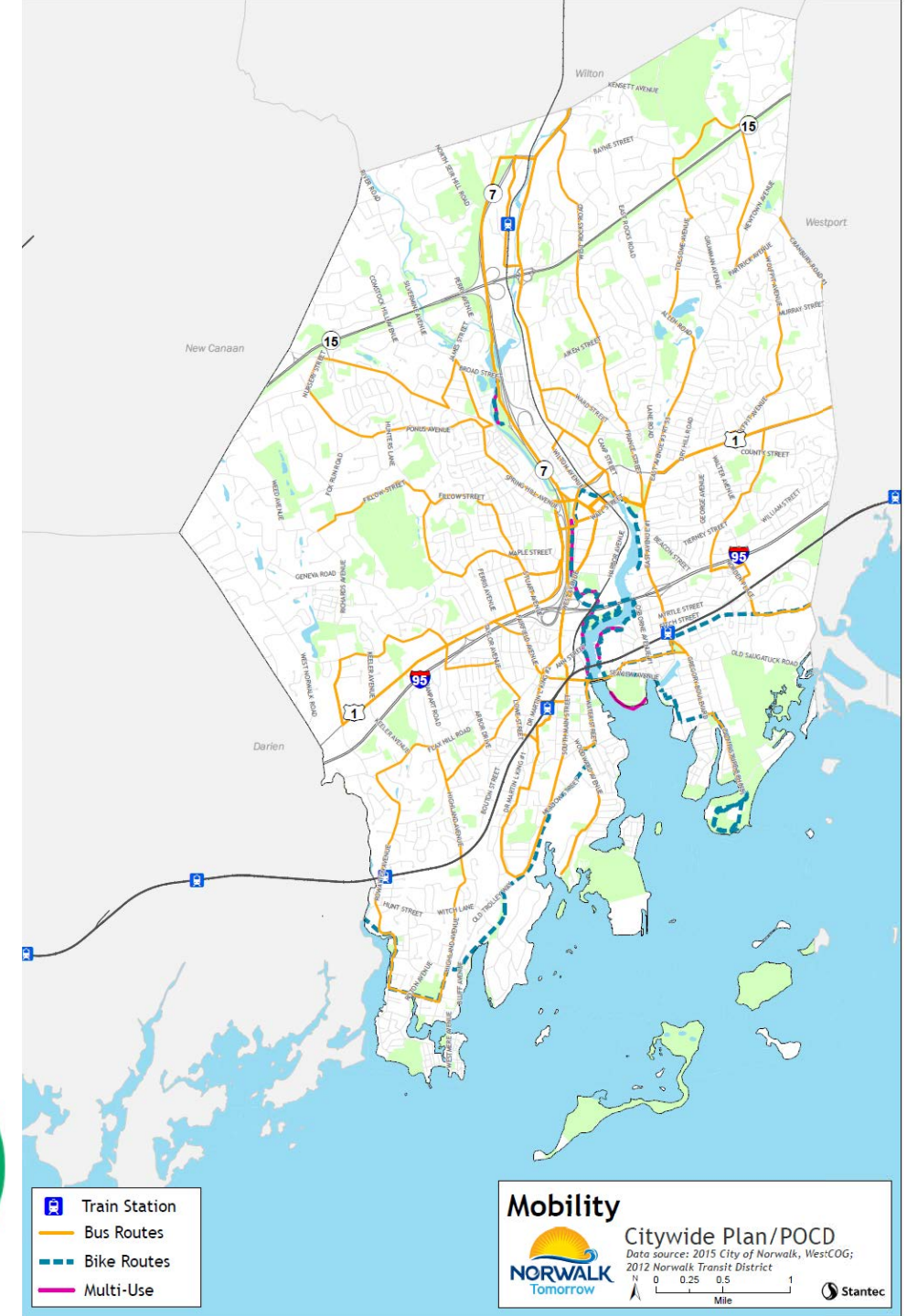
Transportation assets can also be barriers to connection.

Two commuter rail lines and four stations

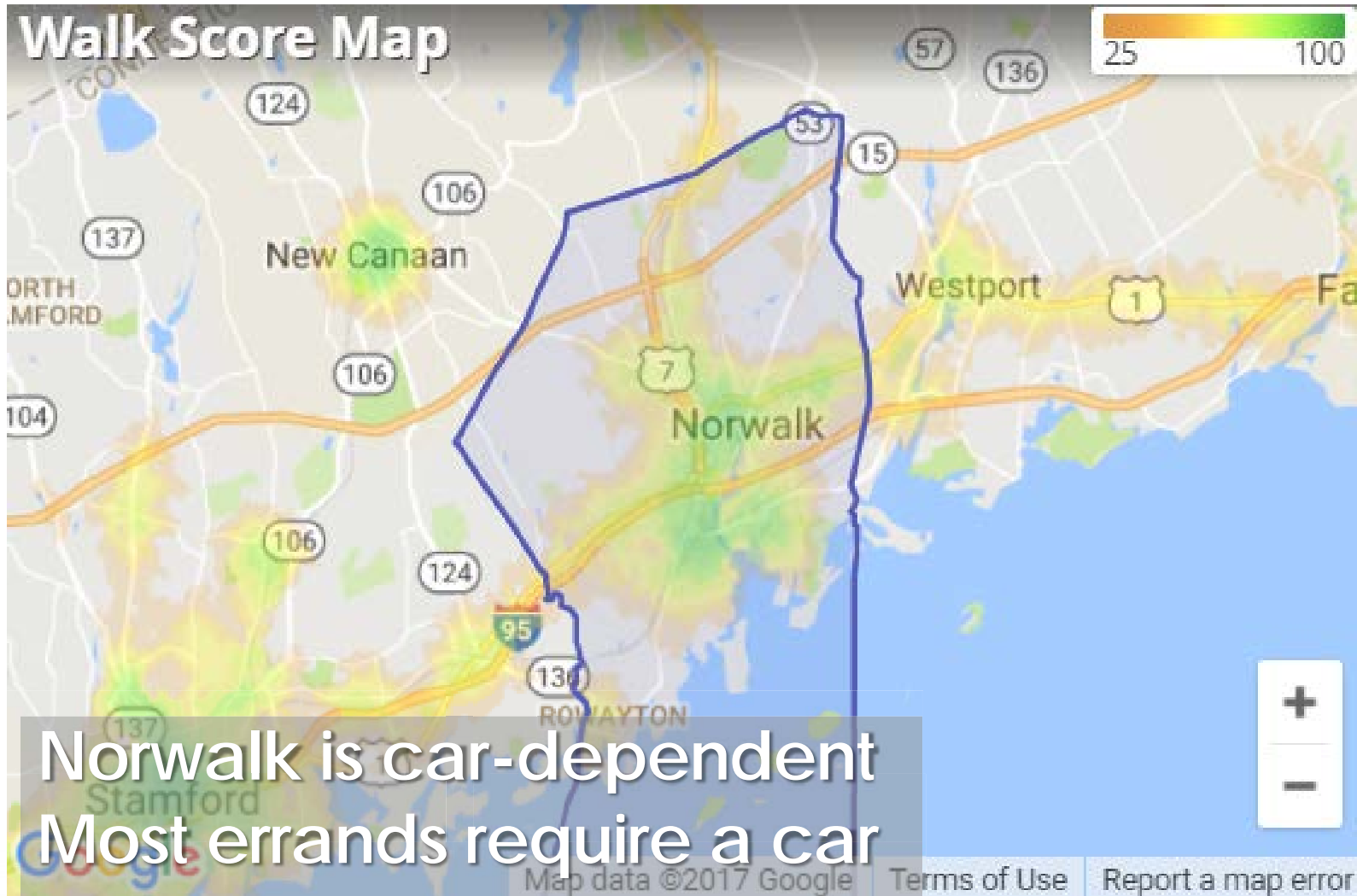
Arterials and regional, limited-access highways: I-95, Route 7, Merritt Parkway, Route 1

Limited bus network

2 cars per household average



Norwalk Walk Score = 49 out of 100



Annual street and sidewalk spending:
\$6M on streets
\$1 M on sidewalks



Limited designated bike and pedestrian facilities



PUBLIC SERVICES AND SUSTAINABLE SYSTEMS

Public facilities

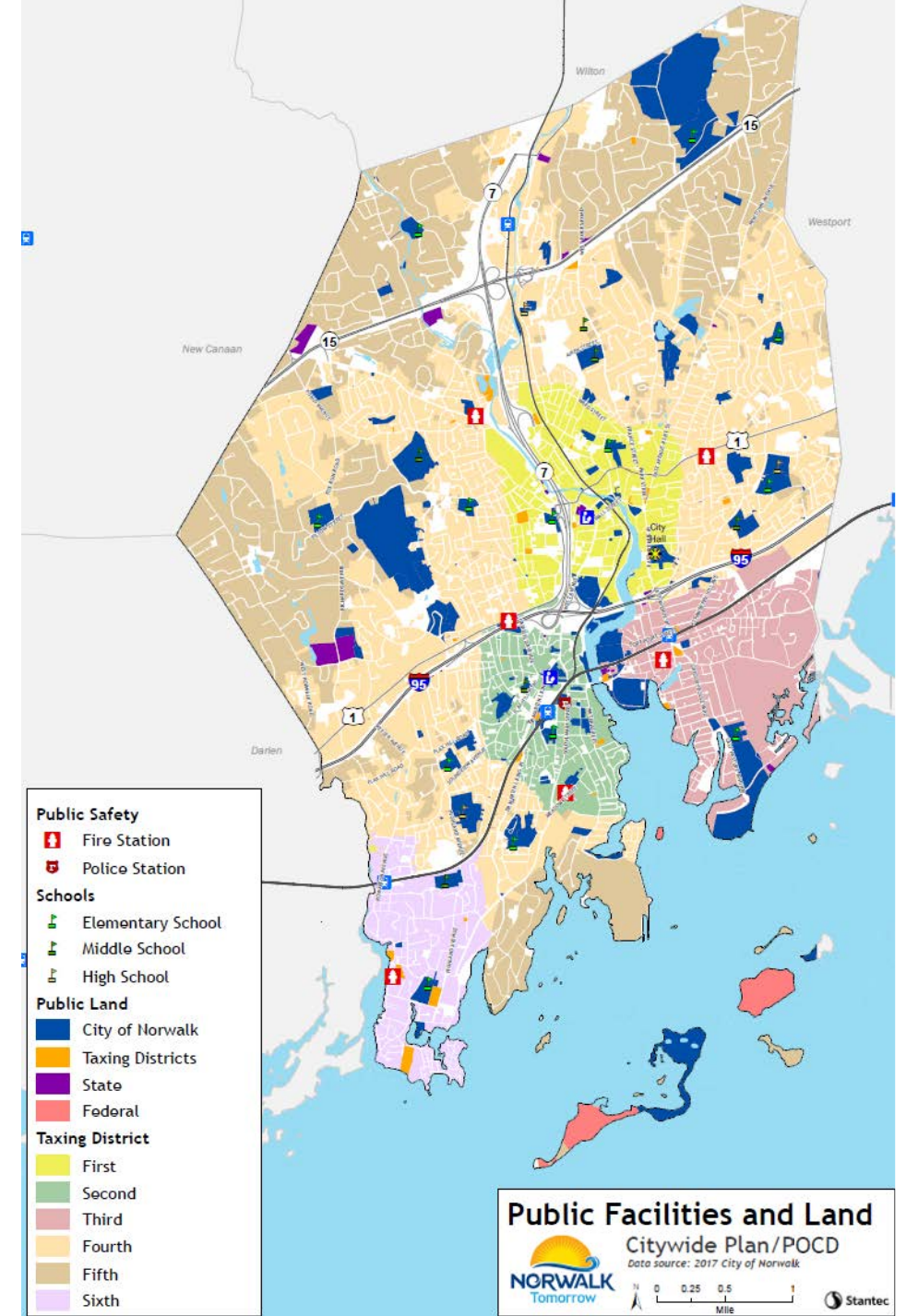
Water systems

Energy and sustainability

Climate change and resilience

Public facilities serve all parts of the city.

- Parks
- Schools
- Fire stations
- Police Station
- City Hall
- Public libraries



There are many recreation services but no recreation system plan.

Recreation Department maintains 1,215 acres

- 32 parks, 19 school sites, and other city owned property

Recreation fees go back to the general fund, ~ \$1.3 M annually.

Special facilities and events include:

- Dog Park
- Leagues
- Docks and marina
- Concerts and events



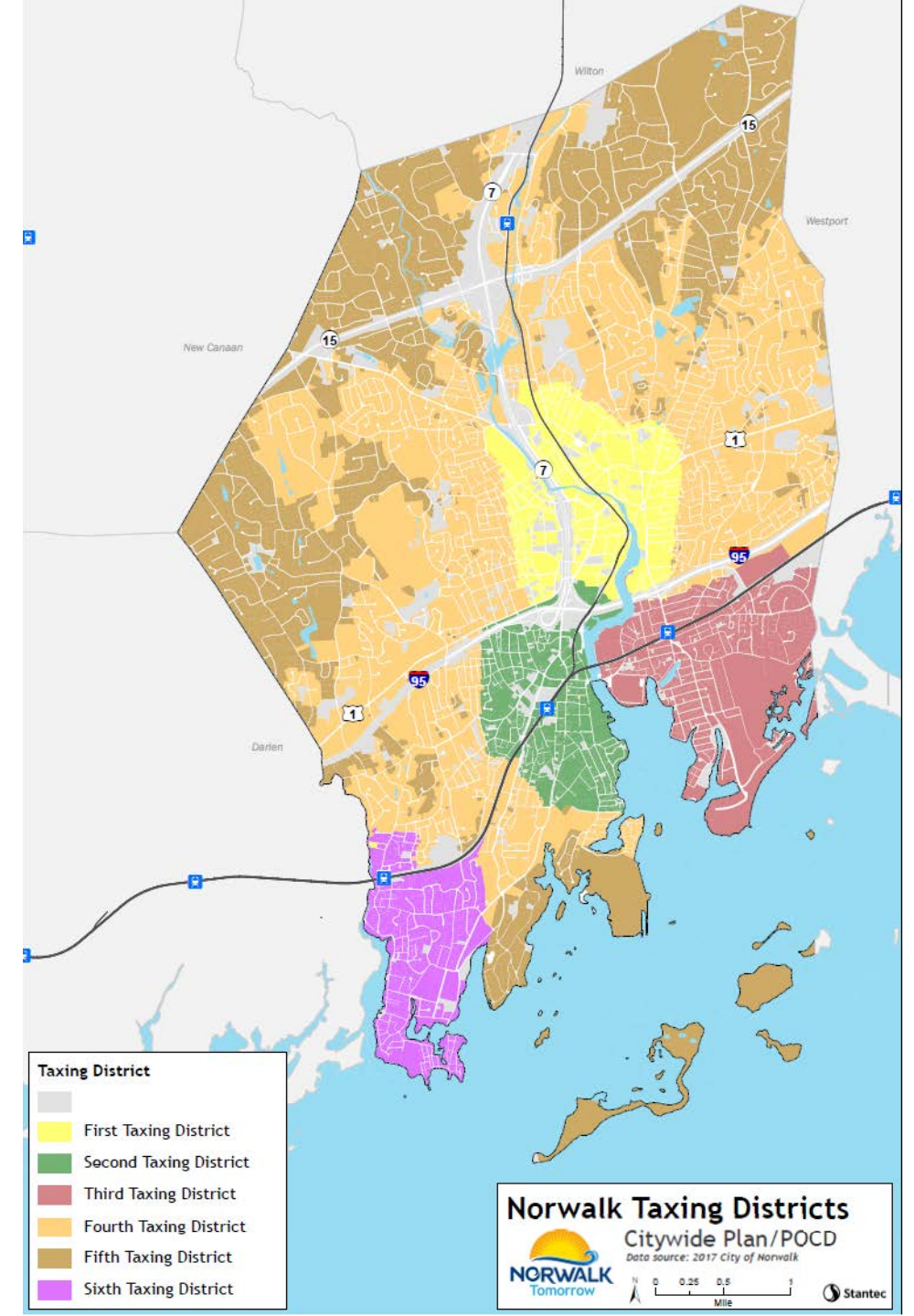
Separate taxing districts play different roles.

Separate political entities: First, Second, Third, Sixth

City entities: Fourth, Fifth

Property tax rates reflect mix of services from each district and the city

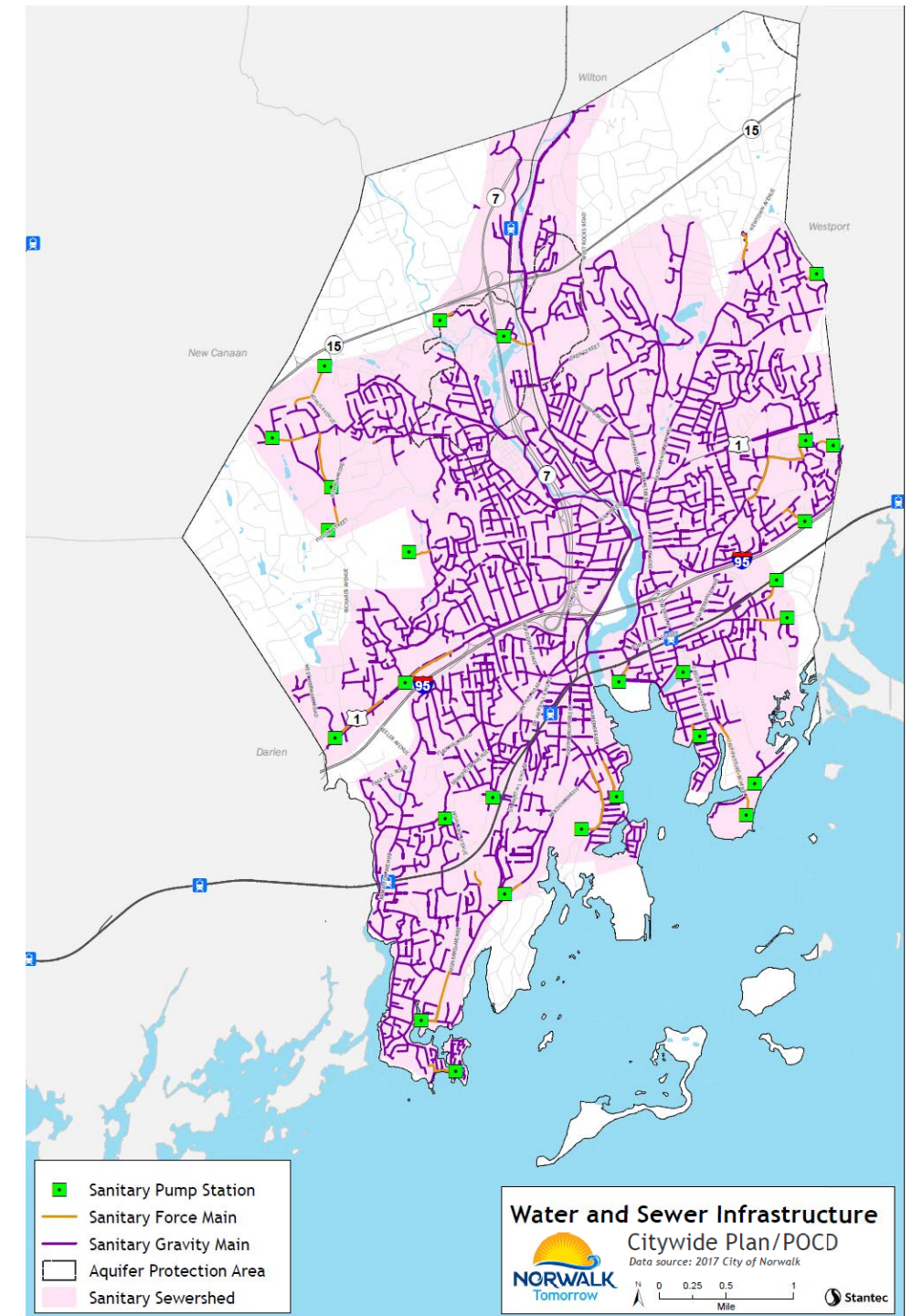
First, Second, Third TDs: operate utilities



Much of the city is sewered.

Water Pollution Control Authority
manages the wastewater system and
stormwater management system.

- Plant located in flood and storm surge zones;
recently upgraded
- 180 miles of pipeline
- 22 pumping stations
- More than adequate capacity for future
development.



Multiple water supply and electric systems

Drinking water supply sources:

- Silvermine River watershed
- 4 reservoirs in Wilton and New Canaan

Electric energy group:

- Connecticut Municipal Electric Energy Cooperative
- Renewable energy: opt in

- First Taxing District: water to Third, Fourth and Fifth Districts
- Second Taxing District: South Norwalk Electric and Water for sections of South Norwalk, East Norwalk, West Norwalk, Rowayton, Silvermine
- Third Taxing District: electric power for East Norwalk
- Private wells in some areas

The risks of the future are not the risks of the past.

More extreme storm events and precipitation

More and longer heat waves

Summer droughts

Sea level rise

Higher temperatures



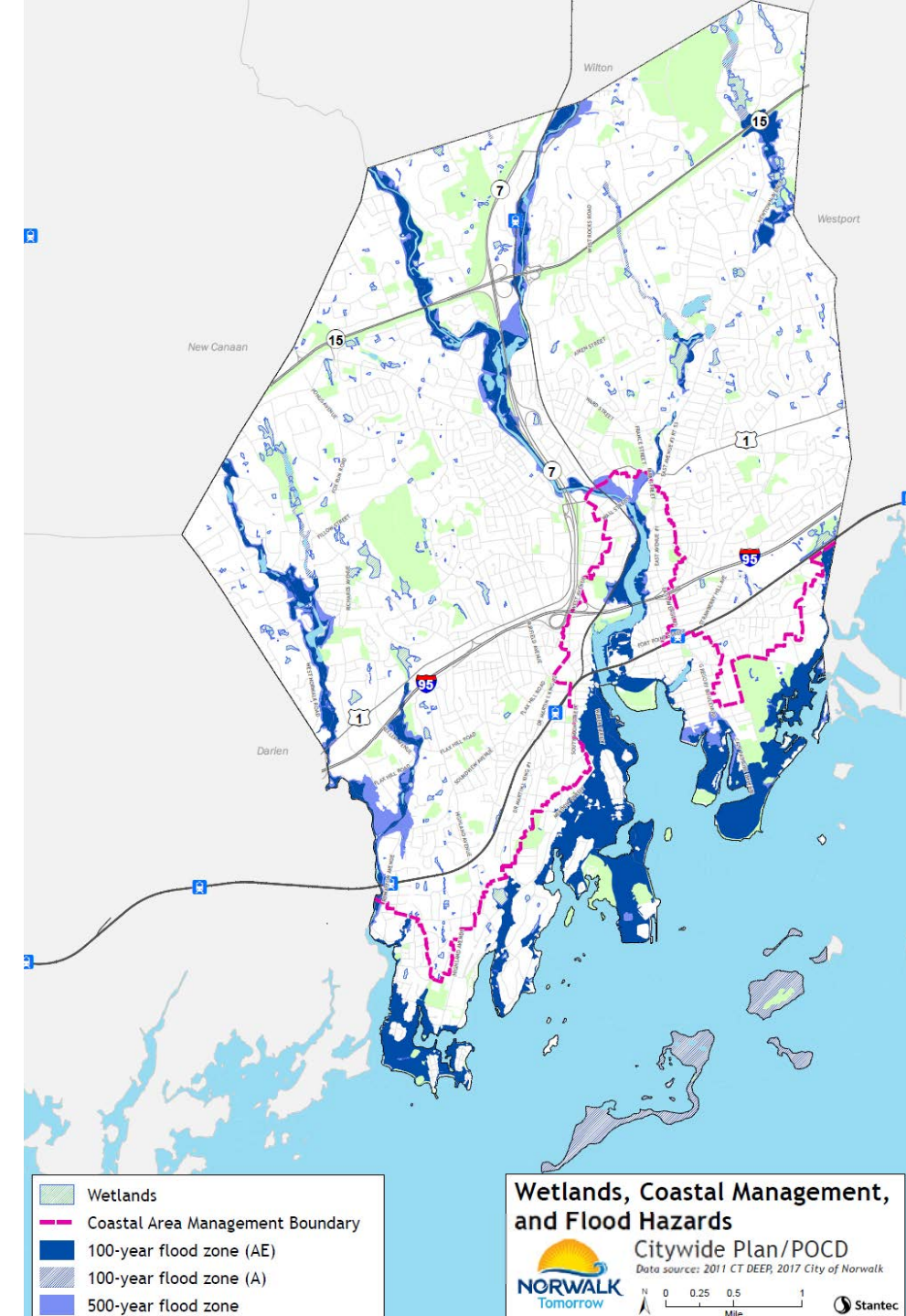
Flood vulnerability will increase.

FEMA flood zones are based on historical data.

Sea level rise and extreme storms will increase flood risk.

Existing 1% annual risk means 26% likelihood of flooding during a 30- year mortgage period.

Harbor Plan is in place for the Coastal Area Management district.



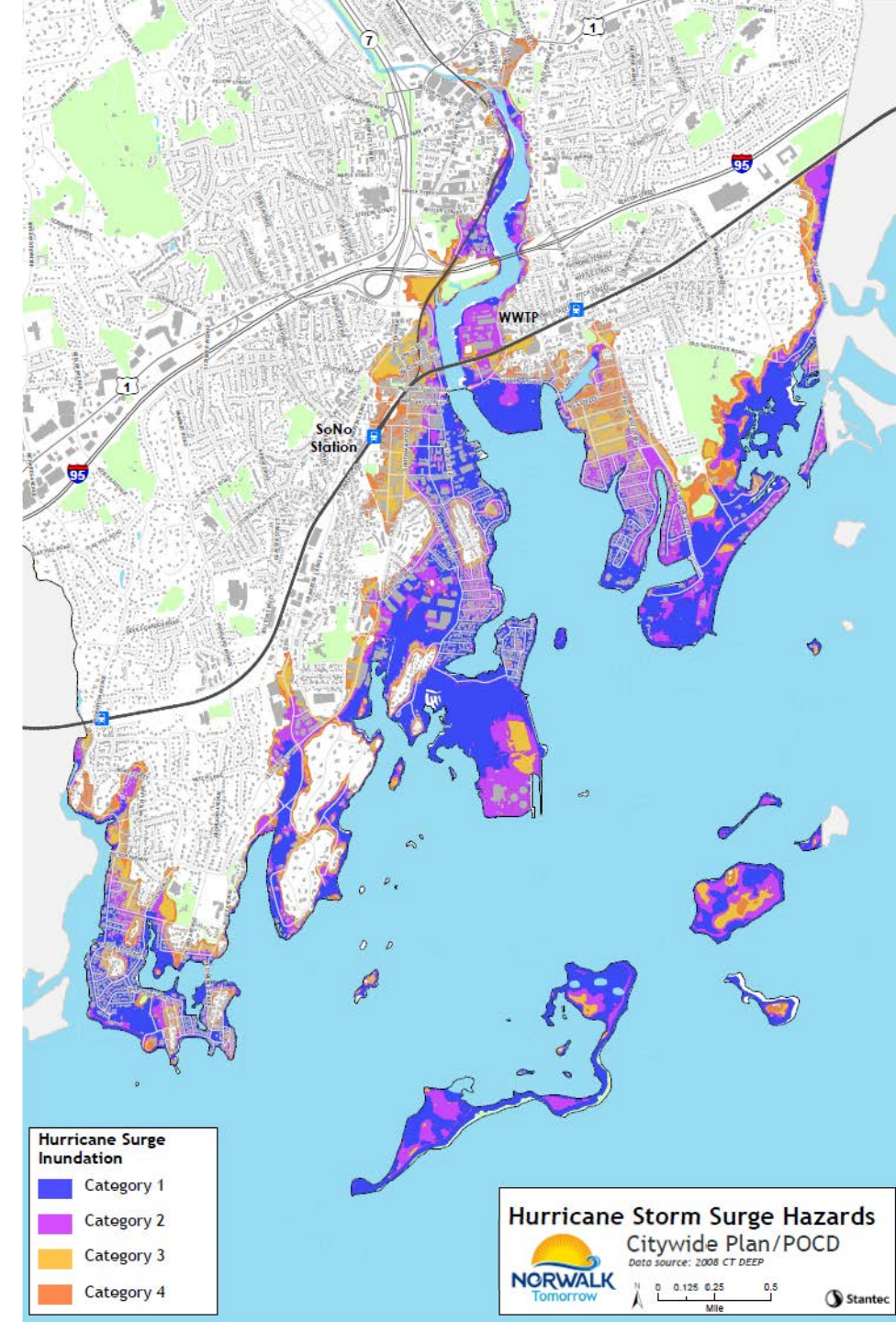
Sea level rise plus storm surge = more vulnerability.

Hurricane Category 1 or 2 storm impacts:

- 2,036 parcels (78% residential or mixed use)

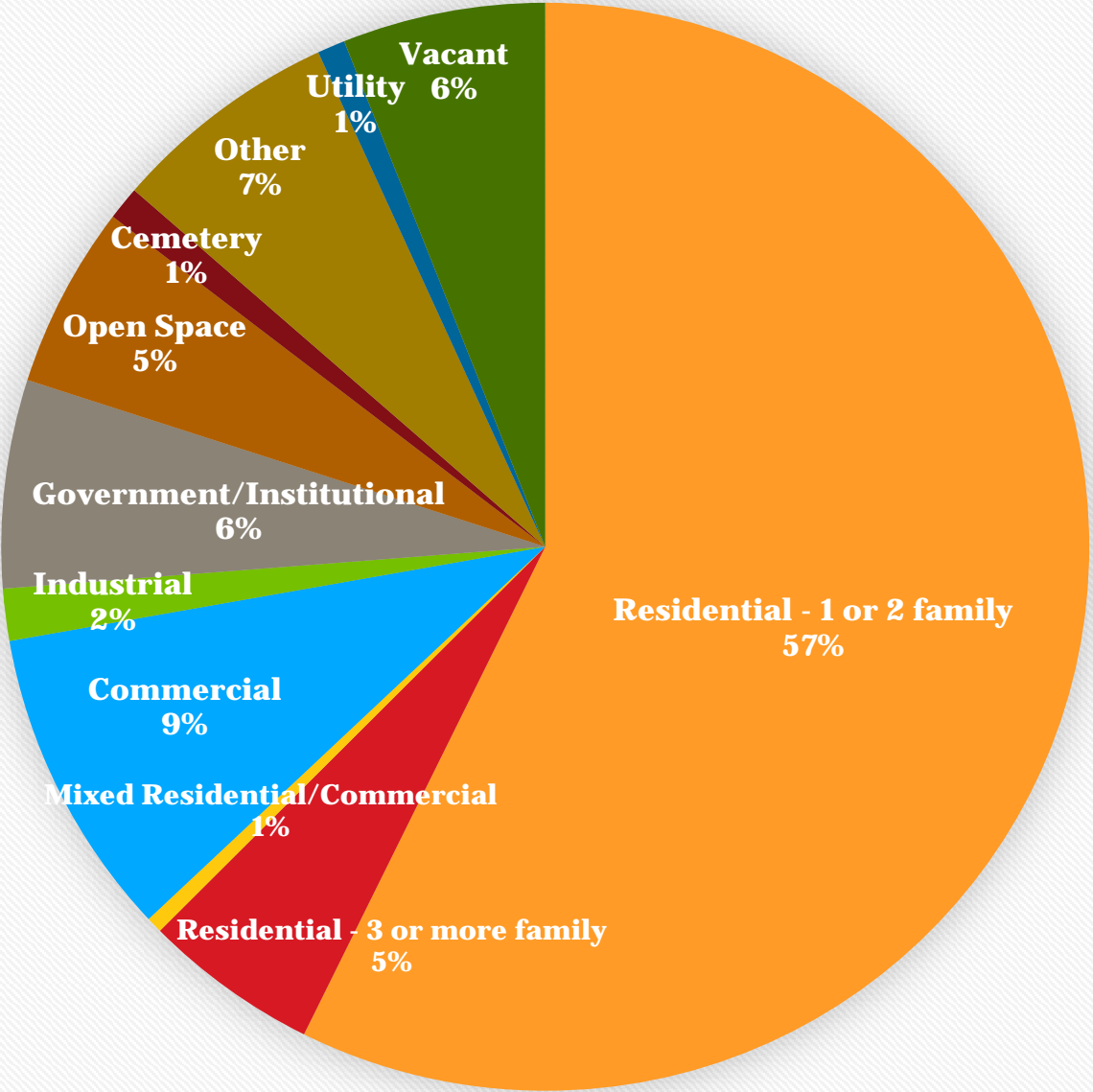
Hurricane Category 4 storm impacts:

- 3,219 parcels (77% residential or mixed use)



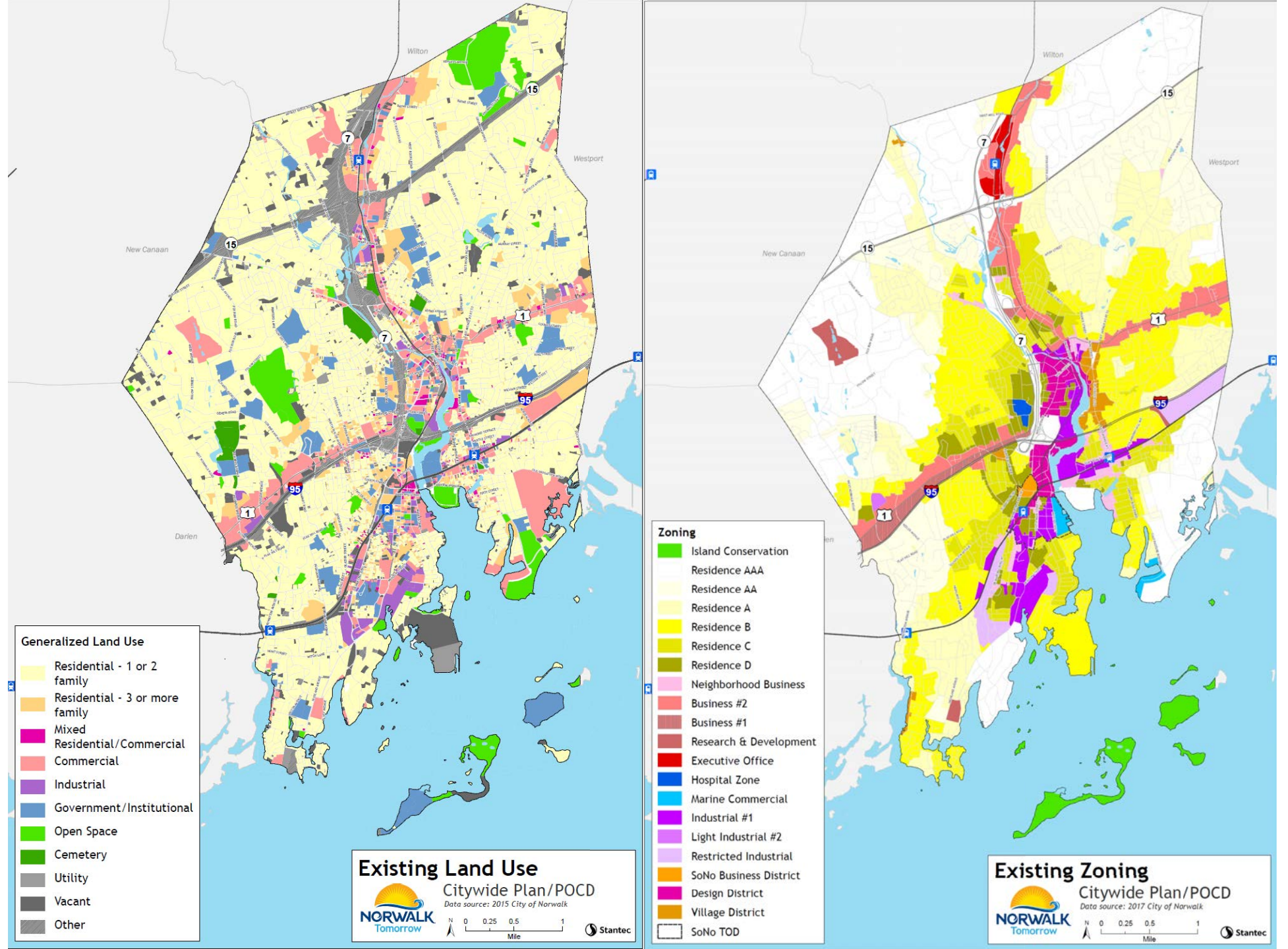
LAND USE AND PLACEMAKING

Generalized Land Use



- | | | | |
|--|---|---|-------------------------|
| Residential - 1 or 2 family | Residential - 3 or more family | Mixed Residential/Commercial | Commercial |
| Industrial | Government/Institutional | Open Space | Cemetery |
| Other | Utility | Vacant | |

Land use and zoning patterns



Urban design framework

In redevelopment districts: Redevelopment Agency design review for South Norwalk, West Avenue, Reed Putnam, Wall Street

Limited general design review in Village Districts

No design review elsewhere in the city, such as Route 1

Different design standards in different places for public realm/streetscape

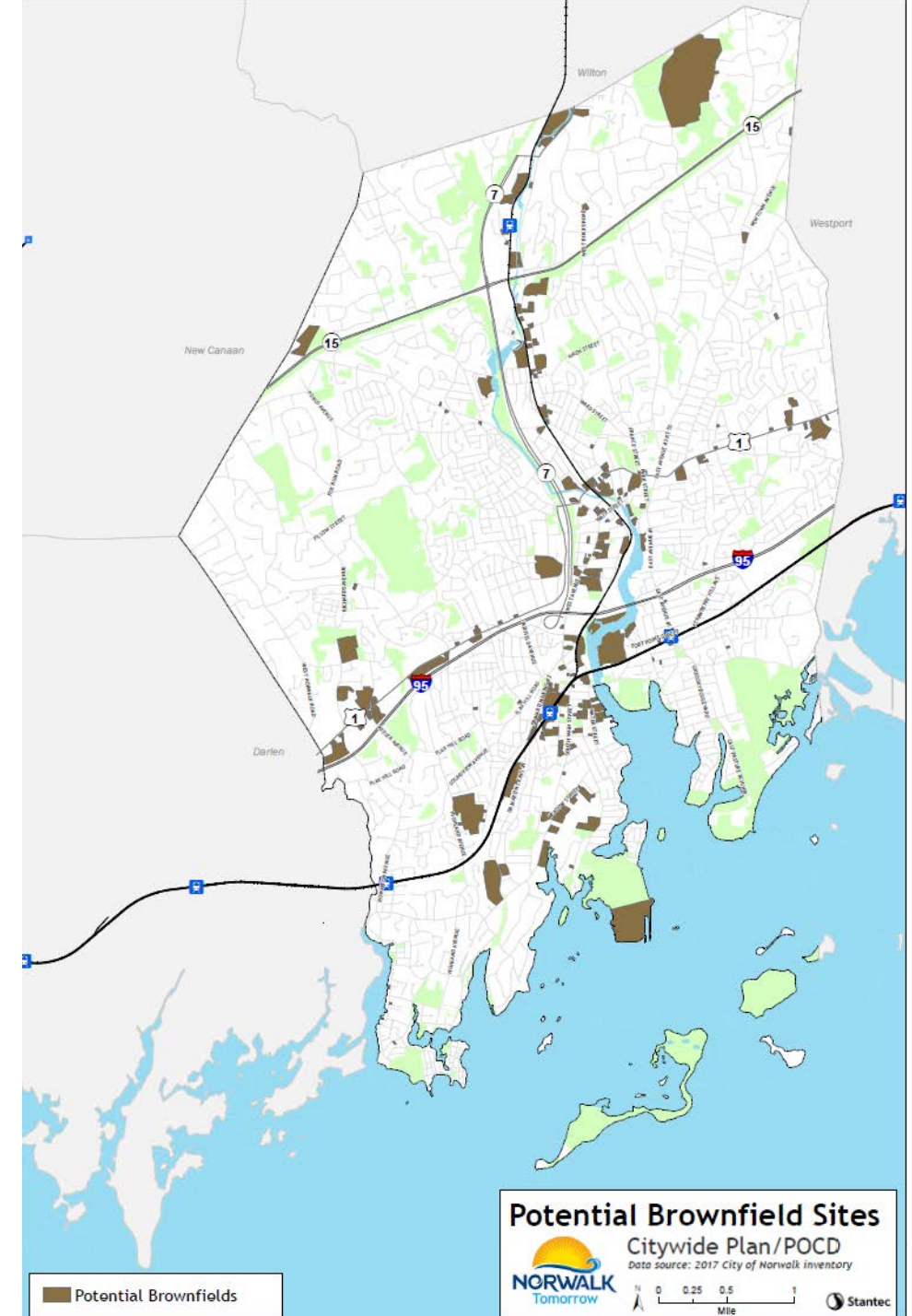
Brownfield sites

Redevelopment of older sites can involve environmental remediation.

The city has received EPA site assessment funding

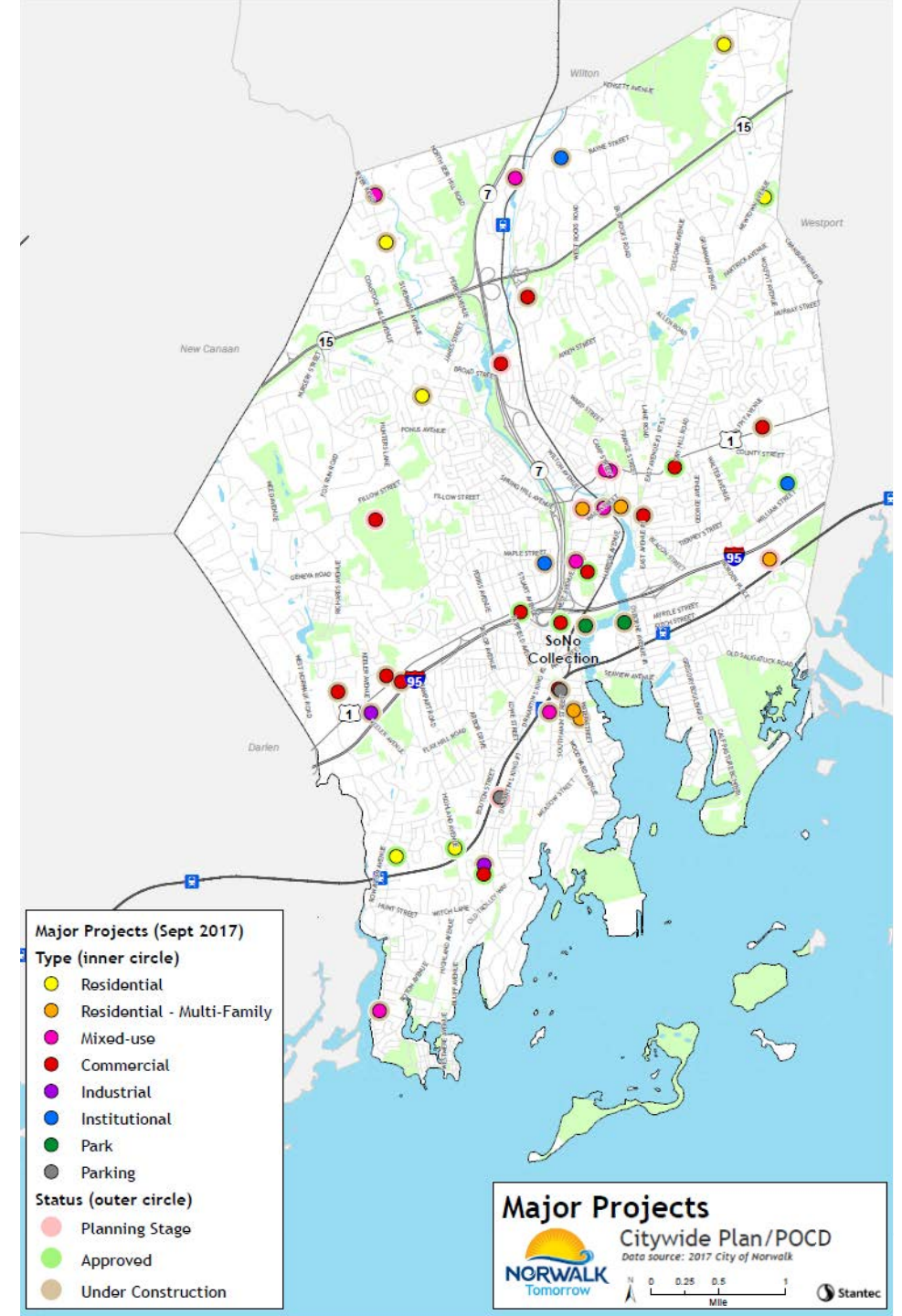
Kellogg-Deering Wellfield Superfund Site:

- 10-acre municipal well field and adjacent site
- Long term remedial actions: wellhead treatment, source control, aquifer management
- Ongoing groundwater treatment and monitoring underway (most recent EPA review September 2017)



Selected major development projects

- SoNo Collection – 12 acres; 700,000 sf
- Connecticut Ave commercial sites
- Washington Village
- Waypointe mixed use
- The Pearl mixed use
- Many renovations



Selected Norwalk city and community initiatives



- Redevelopment Agency plans for Wall Street/West Ave
- Parking study
- Norwalk Now marketing support for downtown businesses
- Norwalk Tomorrow joint public participation website and initiatives
- Performance dashboard under development
- Norwalk ACTS – focus on schools
- South Norwalk Community Conversation
- Innovative Places Group for Wall Street – incubator space; Makers' Guild
- Norwalk 2.0 – public art

The Norwalk Big Picture

Diverse....

- Population
- Economy
- Development patterns and neighborhoods
- Landscapes
- Something for everyone...

But fragmented....

- Urban and suburban
- Taxing district identities
- Strong neighborhood identities
- Weaker downtown
- Lack of system plans
- Economic divisions

SMARTPHONE POLL

Smartphone and paper survey responses from the meeting are being recorded and will be reported as part of the meeting summary.

1. Wifi access in the room: **norwalkwifi1**
2. Use your device to go to: **stantec.cnf.io**
3. Select the Norwalk poll

Live Content Slide

When playing as a slideshow, this slide will display live content

Social Q&A

Live Content Slide

When playing as a slideshow, this slide will display live content

Poll: Test: Are you...

Live Content Slide

When playing as a slideshow, this slide will display live content

Poll: How old are you?

Live Content Slide

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Poll: What is your gender?

Live Content Slide

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Poll: How do you describe yourself?

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Poll: Are you Hispanic/Latino?

Live Content Slide

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Poll: How long have you lived in Norwalk?

Live Content Slide

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Poll: What part of Norwalk do you live in?

Live Content Slide

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Poll: What kind of household do you live in?

Live Content Slide

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Poll: Do you rent or own your home?

Live Content Slide

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Poll: What is your household income range?

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Poll: Where do you work?

Live Content Slide

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Poll: How do you get to work?

Live Content Slide

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**Poll: How would you rate the overall
quality of life in Norwalk?**

Live Content Slide

When playing as a slideshow, this slide will display live content

**Poll: What places do you most associate
with the identity of Norwalk?**

Live Content Slide

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Poll: From your home, can you walk to a store, restaurant, service, school, park, or other city destination that you would like to go to?

Live Content Slide

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**Poll: Do you and your family feel safe
bicycling in Norwalk?**

Live Content Slide

When playing as a slideshow, this slide will display live content

**Poll: How well do you know your
neighbors?**

Live Content Slide

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**Poll: How do you experience a sense of
community in Norwalk?**

Live Content Slide

When playing as a slideshow, this slide will display live content

Poll: In one or two words - if you could change one thing in Norwalk, what would it be?

Today's activities

Assets and opportunities discussion

- The best of the city/challenges facing the city

Visions, Values, Priorities

- Personal visions
- Share and discover commonalities
- Top five vision elements or values

Small Groups report to the whole

Redevelopment neighborhood plan and parking study survey

RAFFLE!!